

Application ref: 2023/0684/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 20 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

David Garner PM & Architect
Denton Hill
Lowthwaite in Matterdale
Penrith
CA11 0LE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

**Flat H, 9 Chalton Street
London
Camden
NW1 1JD**

Proposal: Conversion of the property to form a four-bedroom residential dwelling on the first floor.

Drawing Nos: 01, 02, 03, 05, 06, 102

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed development would result in substandard units of accommodation, providing insufficient amenity space; undersized units and bedrooms; poor quality of light, outlook, natural ventilation; and significant lack of privacy. The proposal would therefore be contrary to Policies D1 and H6 of the Camden Local Plan 2017.
- 2 The proposed development, specifically the rear rooftop extension which facilitates access to the unit, is of poor design and materiality and is therefore contrary to Policy D1 of the Camden Local Plan 2017.
- 3 The proposed development, due to the location of the rooftop access walkway and

the residential windows facing the existing first floor residential flat, would give rise to unacceptable amounts of overlooking and loss of privacy to adjacent residential occupiers, contrary to Policy A1 of the Camden Local Plan 2017.

- 4 The proposed development, in the absence of a legal agreement securing an affordable housing contribution, would fail to maximise the supply of affordable housing to meet the needs of households unable to access the marketing housing stock, contrary to Policy H4 of the Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing a financial contribution for off-site cycle parking, would be contrary to Policy T1 of the Camden Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement securing car-free housing, would contribute to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to Policies T2 and DM1 of the Camden Local Plan 2017.

Informative(s):

- 1 **ENFORCEMENT ACTION TO BE TAKEN** The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.
- 2 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer